

Public Notice

U.S. Army Corps of Engineers, Norfolk District

May 25, 2005

CENAO-TS-G
05-V0465-40

FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

APPLICANT

Claude Moore Charitable Foundation
Attn: Mr. J. Hamilton Lambert
11350 Random Hills Road, Suite 520
Fairfax, VA 22030

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is located on an approximately 500-acre parcel in the northwest quadrant of the intersection of the Dulles Greenway and Loudoun County Parkway in Loudoun County, Virginia. The work will occur in tributaries to Broad Run.

PROPOSED WORK AND PURPOSE: The project consists of the discharge of fill material into waters of the United States associated with the construction of a mixed use, transient oriented development on the subject tract. The project is called Moorefield Station. Approximately 3.62 acres of wetlands (comprised of 1.43 acres palustrine forested wetlands, 0.41 acre palustrine scrub shrub wetlands, 1.61 acres palustrine emergent wetlands, 0.17 acre of ponds), and 7,185 linear feet of streams will be impacted by the proposed work. The work includes approximately 5,500 residential units and 9,750,000 square feet of commercial development and associated infrastructure. On-site mitigation and a contribution to the Virginia Aquatic Restoration Trust Fund are planned for mitigation.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. A vicinity map and project plans are attached. This public notice and the drawings can also be viewed at <http://www.nao.usace.army.mil/Regulatory/PN/PN.html>.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits that reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general

environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) no known properties eligible for inclusion or included in the National Register of Historic Places are in or near the permit area, or would likely be affected by the proposal. The permit area is the project site.. Additional information might change any of these findings.

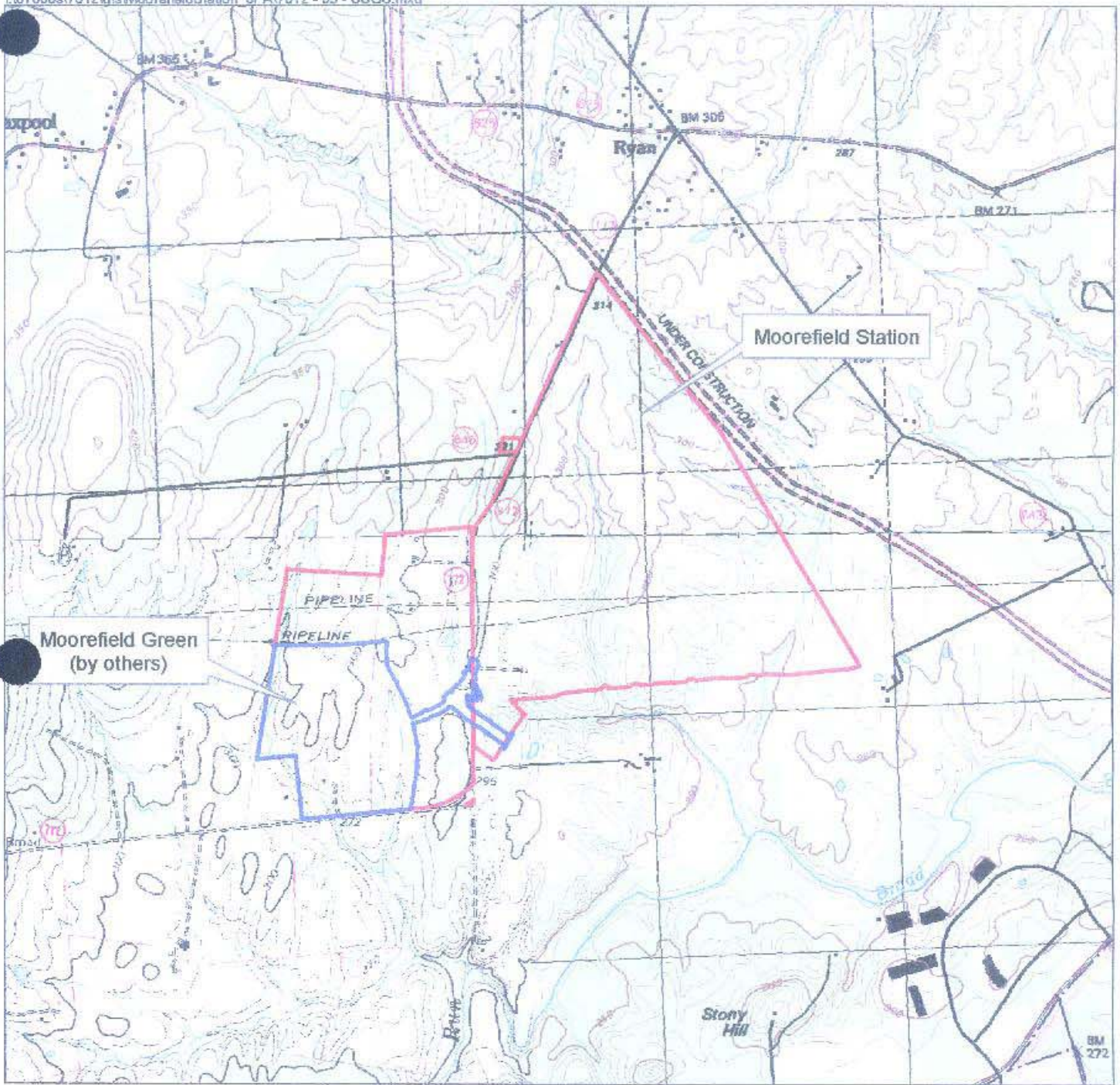
COMMENT PERIOD: Comments on this project should be made in writing, addressed to the U.S. Army Corps of Engineers-Norfolk District, Northern Virginia Field Office, 18139 Triangle Plaza, Suite 213, Dumfries, VA 22026, and should be received by the close of business on June 27, 2005.

If you have any questions about this project or the permit process, please contact Mr. Ron Stouffer at 703-221-6967.

FOR THE DISTRICT ENGINEER:

Bruce F. Williams
Chief, Northern Virginia
Regulatory Section

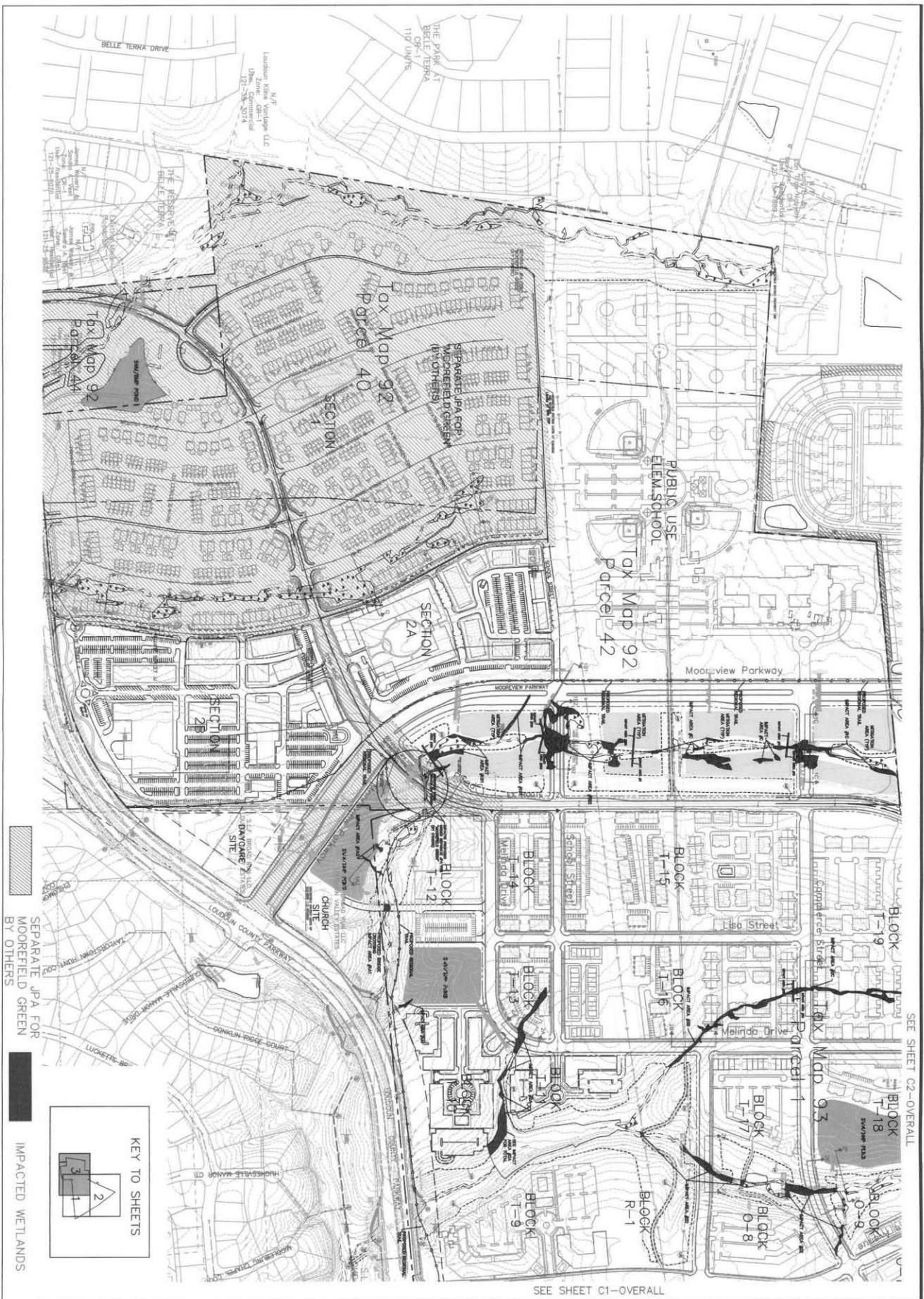
Enclosures



USGS Quad Map
Leesburg, VA - MD 1994, Arcola, VA 1981,
Herndon, VA 1994, Sterling, VA - MD 1994
Moorefield Station
WSSI #7612
Scale: 1" = 2000'



Latitude: 38°59'34"
 Longitude: 77°30'24"
 Hydrologic Unit Code (HUC): 02070008
 Stream Class: III
 Name of Watershed: Broad Run



DESIGN	PHRA	SURVEY	PHR+A	PROJECT	Moorefield Station	TITLE	OVERALL WETLAND IMPACT PLAN DEC., 2004	Patton Harris Rust & Associates, pc	PROFESSIONAL SEAL
DRAWN	WAP	DATE	DEC., 2004						
CHECKED	CTN	SCALE	1"=180'						
FILE NO.	08052-1-8	CAT. NO.	C1-OVERALL	SHEET	3 OF 3				
					Dulles Election, Dulles Magisterial District Loudoun County Virginia				